

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: R. Mann/Dr. Mann's Office

Case #: 143-R-02

Date: 12/10/02

Comments:

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SITE PLAN REVIEW AND COMMENT

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Division: Engineering

Member: Tim Welch
Engineering Design
Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email:
timw@cityfort.com

Project Name: R. Mann/Dr. Mann's Office

Case #: 143-R-02

Date: 12/10/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Are we correct to assume that no additional water and sewer services are required for the existing Building ?
3. Please review Section 47-20.11 for geometric standards for parking spaces. The majority of the parking spaces and drive aisle are not designed to the minimum standards of the City of Fort Lauderdale. Specifically :
 - a. Rear parking lot access aisle appears to be approximately 22' +/-.
 - b. Parking spaces in rear are not aligned – please explain why ?
 - c. Parking spaces are designed to 17 ft. depth, 18 ft. depth is required.
 - d. No accessible handicap aisle is shown for that space
 - e. A column appears to impact the HDCP and adjacent space.
 - f. No stop sign/bar shown 4 ft. from alley on site to control circulation into alley.
 - g. Front parking spaces are 17 ft. long.

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- h. No width is indicated on spaces, although they appear that they may be 8.67' so please add this additional typical detail.
- 4. Where backout parking is proposed across a public sidewalk the City's standard details and specifications require a six (6) inch thick walk to be constructed. Please add the City's standard detail and see that the walk is built to this higher standard for vehicular loading.
- 5. Truncated dome detectible warnings are required for any and all access ramps (pedestrian) and shall conform to Section 705 of the American National Standard. It appears that none will be required if the architect's plan correctly represents the adjacent properties not having access points abutting this site sidewalk.
- 6. An engineer shall prepare a paving, grading, and drainage plan which identifies the type of asphalt Construction Standards and Specifications, and designs for appropriately retaining and discharging on site stormwater. The proposed site has very limited pervious area and the one catch basin shown in the rear parking area will not be sufficient to retain and discharge this stormwater.
- 7. The front backout parking area will result in greater than 50% of frontage being impervious surface. Section 47-20.13.E requires an exfiltration system for this parking unless the engineer can appropriately demonstrate that appropriate drainage facilities are available to manage the runoff.
- 8. The paving and drainage plan shall also include design sufficient for directing contractor to correctly construct or re-construct the S.E. 4 Avenue approach with underground drainage system matching to saw cut edge of S.E. 4 Avenue.
- 9. A photometric design appears necessary to indicate that lighting levels will be provided for the proposed parking in accordance with Section 47-20.14 of the City's Code of Ordinances.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: R. Mann/Dr. Mann's Office

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Comments:

- 1) Show hydrant location.
- 2) Floor plans required showing exit stairs.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	R. Mann/Dr. Mann's Office	Case #:	143-R-02
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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: R. Mann/Dr. Mann's Office

Case #: 143-R-02

Date: 12/10/02

Comments:

1. A 30" ht. screen buffer is required where a Vehicular use area adjoins an abutting property (including an alleyt).
2. Verify that all trees or palms on the site are shown. All Tree Preservation Ordinance requirements apply. Any trees which would be good candidates for relocation should be relocated.
3. Provide the calculations that demonstrate that 20% of the gross vehicular use area is provided as landscape within 10' of the V.U.A.
4. Add rain sensor requirement to irrigation note.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member:

Project Name: R. Mann/Dr. Mann's Office

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Comments:

1. Back out parking spaces must meet the requirements of Sec. 47-20.15.
2. Dimension parking spaces and drive isle.
3. The side yard setback in R-O is 10 feet or half the height of the building whichever is greater - side yards appear to be less than required.
4. Signage is limited to one (1) wall sign not exceeding two (2) feet in width and ten (10) feet in length and one (1) ground sign not exceeding three (3) feet in width or five (5) feet in length, the top of which shall not be over five (5) feet above the ground.
5. Discuss perimeter landscaping with Landscape representative at DRC meeting.
6. Indicate outline of adjacent buildings on site plan.
7. Provide a copy of the most current recoded plat.
8. Response to all comments shall be provided within sixty (60) calendar days.
9. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary-
Robitaille
954-828-6419

Project Name: R. Mann/Dr. Mann's Office

Case #: 143-R-02

Date: 12/10/02

Comments:

All glass windows/doors must adhere to SFBC.

Recommend intrusion alarm system

Recommend motion or sensor lighting for north, south & west sides.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: R. Mann/Dr. Mann's Office

Case #: 143-R-02

Date: 12/10/02

Comments:

1. Pursuant to section 47-5.60.C.6.b, there shall be a minimum of ten (10) side yard or one half the height of the tallest building whichever is greater. The required setback is fifteen (15) feet.
2. Dimension drive aisles and parking spaces pursuant to section 47-20.11.
3. Back out parking shall comply with section 47-20.15.
4. All signage shall comply with section 47-22.
5. Additional comments may be forthcoming at DRC meeting.